



Town of Brookline

Massachusetts

Planning Board

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130 Fax (617) 730-2442

Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES

Selectmen's Hearing Room, 6th Floor, Brookline Town Hall

May 7, 2014 – 8:15 a.m.

Board Present: Linda Hamlin, Robert Cook, Steven Kanes and Jonathan Simpson

Staff Present: Timothy Richard and Polly Selkoe

Mark Zarrillo called the meeting to order.

SIGN & FAÇADE REVIEW

479 Harvard Street – Install new façade and window signage for Basil Rice (formerly Pita Pit)

Timothy Richard described the proposal to install a new façade sign and window signage.

Linda Hamlin told the applicant that they are not allowed to put the hours, telephone number or website address in the windows.

Jonathan Simpson thought that the neon “Open” sign was ok, but did not think that the neon delivery sign was necessary.

The Board agreed that the “Delivery” sign could go on the bottom of the windows, but the hours, telephone number, and website would have to be moved to the door.

Linda Hamlin *motioned to approve and the motion was seconded*.

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Apisit Limlomwongse, submitted 4/4/14, subject the following the conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans, indicating all letter heights and dimensions, and revised window and door signage plans, subject to the review and approval of the Assistant Director or Regulatory Planning.

2. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

1653 Beacon Street – Install new façade sign and alter the façade for the Society of Grownups (formerly Jimmy's Bar and Oven)

Timothy Richard described the proposal to install new signage and alter the façade.

Jeb Penka, attorney, was present to discuss the case with the Board.

Linda Hamlin thought that the signage and façade changes looked good.

The applicant explained the concept behind the idea for the business.

Linda Hamlin asked how the façade sign would look and how it was affixed. The applicant said that it was internally illuminated and would be flush with the sign panel.

Steve Kanes thought that aesthetically the proposal was well done. He also thought that the concept was very creative. However, he thought the Board needed to discuss the changing mural. Jonathan Simpson was comfortable, saying that for this case the mural which would be changed three times a year was acceptable with the review and approval of the Assistant Director of Regulatory Planning. Bob Cook suggested that the Board keep track of how this evolves. The Board agreed that it would be good to keep track of the changes.

Linda Hamlin ***motioned to approve and the motion was seconded.***

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Hacin + Associates Architects, dated 4/11/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans indicating all dimensions and letter heights, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future changes to the mural sign is subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

791 Hammond Street – Install new sign mounted on Woodland Road stone wall for Beaver Country Day School

Timothy Richard described the proposal to install a new fence sign.

Linda Hamlin thought that they should have a plan showing where this sign would be on the site.

Robert Cook asked if they were keeping the neighbors informed. The applicant said that they had not been.

Linda Hamlin asked what the materials would be. The applicant said that the letters would be 10" high metal letters.

Linda Hamlin *motioned to approve and the motion was seconded.*

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Activitas, dated 4/1/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans indicating all sign dimensions and letter heights and a locus map showing where the sign is located on the property, subject to the review and approval of the Assistant Director of Regulatory Planning.

1428 Beacon Street – Install new façade sign for The Bottle Store and alter the façade

Timothy Richard described the proposal to install a new façade sign and alter the façade.

The applicant was not present to discuss the case; the Board thought it would be helpful to give the applicant some direction on how the Board felt about the sign.

Steve Kanes said that he did not like the changed knee wall.

The Board agreed that they would like a more creative font for the façade sign.

[The proposal was subsequently withdrawn.]

730 Commonwealth Avenue – Install two new panel antennas and three remote radio heads on the roof of building

Timothy Richard described the proposal to install two new panel antennas and three remote radio heads.

Robert Cook asked why they needed the antennas. The applicant pointed out that this network needed the additional service for the Boston University campus and the high number of dropped calls on campus.

Linda Hamlin asked if they anticipated doing this in other locations. The applicant said that she was not aware of any other proposals.

Steve Kanes asked how high it would be. The applicant said that it was 10' above the roof.

The applicant explained the screen wall and how it works.

Linda Hamlin said that if the wave of the future is the screen wall, she would like to get a sample of the material.

Linda Hamlin ***motioned to approve and the motion was seconded.***

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Robert J. Lara with Morrison Hershfield, dated 11/13/13, subject to the following conditions:

1. The color of the antenna enclosures and the cabinets shall match the existing equipment enclosures and color of the building.
2. All antennas and related equipment shall be removed if abandoned or not in operation for a time period of twelve months or longer.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner a removal bond of \$5,000, and a letter with surety amount to cover the cost of removal.
4. Prior to issuance of a building permit, the applicant shall submit a \$1,500 monitoring/inventorying fee to the Building Commissioner.
5. Prior to issuance of a building permit, final plans and elevations of the wireless facility and all supporting and concealing structures shall be submitted to the Assistant Director for Regulatory Planning for review and approval.

1742 Beacon Street – Modify and enhance the existing roof deck on the rear of the existing multi-family dwelling

Timothy Richard described the proposal to install a new roof deck.

The Board asked what the roof deck would be constructed with. The applicant said that it would be mahogany wood.

Linda Hamlin asked if they were going to have any lighting. The applicant said that there would be lights illuminating the steps and potentially an electric grill.

Linda Hamlin thought that the plans were not very clear as far as how the roof deck would look on the building.

Linda Hamlin said she would like a roof plan included in the final plans, which could be obtained from the condominium documents. She also thought that the lighting should be shown on the plans as well.

Linda Hamlin thought that more information needed to be in the final plans for review and approval by the Assistant Director of Regulatory Planning. The applicant agreed that more detail would be submitted for final approval.

Linda Hamlin *motioned to approve and the motion was seconded.*

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Hamlin Cabinet Corp, dated 4/29/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans, including a contextual roof plan and a unit plan, an elevation showing the side, indicating all materials and lighting, subject to the review and approval of the Assistant Director of Regulatory Planning.

DISCUSSION OF COMPREHENSIVE PLAN AND ZONING BY-LAW

The Board agreed that it did not make sense to have this discussion because the Chair, Mark Zarrillo, and Member, Sergio Modigliani, were not present. They rescheduled the discussion for the morning of June 11th.

MINUTES

**The Planning Board voted to approve the minutes of April 9, 2014 with revisions.
After discussion, the Board voted (3-0) with 1 abstention.**

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs